This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1315724 DEEDWARR
08/28/2025 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250828-0068990

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW BACCHETTA, Trustee JANE RUMAN, Trustee RUMAN-BACCHETTA REVOCABLE LIVING TRUST Dated June 19, 2024 157 Haverford Avenue Nashville, TN 37205	SYNOVUS BANK 1033 Demonbreun Street Suite 200 Nashville, TN 37203	115-16-B-002 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][c][vi]).

AFFIANT

Sworn to and subscribed before me this August 27, 2025.

Notary Public

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JAN 22, 2028

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MATTHEW BACCHETTA, who is one and the same as MATT BACCHETTA and JANE RUMAN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MATTHEW BACCHETTA and JANE RUMAN, Trustees of the RUMAN-BACCHETTA REVOCABLE LIVING TRUST, dated June 19, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 29 July, 2025.

By: _____
MATTHEW BACCHETTA

_____
JANE RUMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW BACCHETTA and JANE RUMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 July, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 10/4/2027

J MICHAEL HOPPENJAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee being Unit No. 155B, together with the appurtenant interest in the common element of the 155 Haverford Townhomes, as shown on the site plan attached as Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 155 Haverford Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181115-0112540 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Kevin McGinn by Warranty Deed from Mary G. Cherry and husband, Elvis H. Cherry, of record as instrument No. 20180928-0096425 in the Register's Office for Davidson County, Tennessee. And being further conveyed to 155 Haverford Homes, LLC, by Quitclaim Deed dated November 14, 2018 and recorded November 15, 2018 from Kevin McGinn, of record as Instrument No. 20181115-00112537 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of the 155 Haverford Homeowners Association, Inc., of record as Instrument No. 20181115-0112538 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 157 Haverford Avenue, Nashville, TN 37205.

Being the same property conveyed to MATTHEW BACCHETTA and JANE RUMAN, husband and wife, by Warranty Deed of record from 155 HAVERFORD HOMES, LLC, a Tennessee limited liability company, Instrument No. 202003170029696, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 157 Haverford Avenue, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2025 (date of document).

Signature

August 27, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of August 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029